

BROKER

INFO

(Marty or  
Denise)

PLS INSERT  
LISTING AGREEMENT  
+ ENGAG LTR.  
(IN VP?)

**Wandel, Stephane M**

**From:** Peters, Bill @ South Bay [Bill.Peters@cbre.com]  
**Sent:** Thursday, February 19, 2004 11:00 AM  
**To:** Schumacher, John J. @ South Bay; Wandel, Stephane M  
**Cc:** 'ttecimur@omprop.com'  
**Subject:** RE: Boeing Harbor Gateway Project - design criteria dated 2/13/04

two additional comments; might price out "Staging Bay "of 60 to 75 feet and "Driver's Toilet "at the dock .....Bill

-----Original Message-----

**From:** Schumacher, John J. @ South Bay  
**Sent:** Thursday, February 19, 2004 8:28 AM  
**To:** 'Wandel, Stephane M'  
**Cc:** 'ttecimur@omprop.com'; Peters, Bill @ South Bay  
**Subject:** RE: Boeing Harbor Gateway Project - design criteria dated 2/13/04

Stephane,

Per your request, I have reviewed the HPA / Knox Street specs. They represent all of the specs found for state of the art criteria. I am glad that you are going for 3% sky light ratio (it makes a BIG difference - most go 2% to 2.5% and it shows - ie. RREEF across the street). Both Watson and Carson are 3%. I also like the reinforced slab. One thing I would strongly recommend is considering 32' clear. All of Watson and Carson new buildings on a go forward basis are 32' clear. I would have it priced out as an alternative - I think what you will find is the incremental price difference is not much. When we go to sell this as a leased investment + - 5 years from now that extra clearance may make a difference.

I look forward to adding additional input when we meet next week. Please call if you have any questions.

**John Schumacher**

Senior Vice President  
C. B. Richard Ellis  
990 W. 190th Street  
Torrance Ca. 90502  
310-516-2311  
jschumacher@cbre.com

-----Original Message-----

**From:** Wandel, Stephane M [mailto:stephane.m.wandel@boeing.com]  
**Sent:** Tuesday, February 17, 2004 4:21 PM  
**To:** Schumacher, John J. @ South Bay  
**Subject:** FW: Boeing Harbor Gateway Project - design criteria dated 2/13/04

As discussed...

**Stephane Wandel**

**Boeing Realty Corporation**  
**Tel & Fax: (949) 790-1914**  
**stephane.m.wandel@boeing.com**

2/20/2004

**Wandel, Stephane M**

**From:** Schumacher, John J. @ South Bay [John.Schumacher@cbre.com]  
**Sent:** Tuesday, February 17, 2004 4:31 PM  
**To:** 'Timur Tecimer'; Wandel, Stephane M  
**Subject:** RE: Boeing latest site plan

Timur and Stephane,

I like the redraft of the latest Harbor Gateway site plan. It improves the loading and provides better circulation for the northerly tenant if the building is divided. I have a few comments that I may have already discussed with you. They are as follows:

-Why not run the office mez. on the south side of the building east west instead of north south. It takes advantage of more window line along the southerly wall vs. which is more prominent. I think the southwest corner is more of the prominent corner vs. the southeast.

-It looks like there is some landscaping half way up along the west property line that could otherwise be valuable auto parking (looks like about 10 spots). If we need to hit a landscaping coverage then lets put it else where like along the northerly property line.

-The 3000 s.f. of mez. at the north west corner may go away if you get a single tenant so I would look at that as bonus square footage.

-I don't see trucks ever using the west side to drive around the building. I think the 167' truck yard is big enough to shuttle trucks in and out.

My earlier comments have already been incorporated in the plan. I look forward to discussing this with you further. Any questions please call!!

John Schumacher  
Senior Vice President  
C. B. Richard Ellis  
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-----Original Message-----

**From:** Timur Tecimer [mailto:[ttecimer@omprop.com](mailto:ttecimer@omprop.com)]  
**Sent:** Tuesday, February 17, 2004 2:46 PM  
**To:** Schumacher, John J. @ South Bay  
**Subject:** FW: Boeing latest site plan

John-  
Ignore the last e-mail.  
thx

Timur Tecimer

2/20/2004

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> -----Original Message-----  
> From: Michael Sajjadi  
> Sent: Tuesday, February 17, 2004 2:44 PM  
> To: Timur Tecimer; Rooney Daschbach  
> Subject: Boeing latest site plan  
>  
> Timur  
> The attached is the latest site plan  
> <<SITE Layout1 (1).pdf>>  
>  
> OVERTON MOORE PROPERTIES  
>  
> Michael Sajjadi  
> Vice President Construction  
>  
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2/20/2004